

Available to view now! Call today to book your appointment...



26 Ashby Street, Allenton, DE24 8JR | **Freehold £95,000**

Hannells are delighted to offer for sale this spacious three bedroom semi detached property occupying a Cul-De-Sac position. The property benefits from uPVC double glazing and gas central heating by way of combination boiler along with lounge, fitted kitchen, cloakroom, three bedrooms, modern bathroom, gardens and driveway.

- THREE BEDROOMS
- SEMI DETACHED
- SPACIOUS LOUNGE
- FITTED KITCHEN
- POTENTIAL RENTAL YIELD 6.3%

Make YOUR Move!
Hannells are proud to help more people move in Derby than any other agent - and we'd like to move you too! To arrange a viewing on this property, put in your offer; or even talk to us about selling yours - our experienced team are waiting to help...

Part of the Hannells Group, winners of an International Property Award 2014 - 2015
Derby Telegraph Business Awards Finalists 2014





Rear Garden



Bedroom One



Bedroom Two

Entrance Hall:

Having a uPVC double glazed door to the front elevation and stairs off to the first floor.

Lounge: 14' 4" x 12' 8 (4.37m x 3.86m)

Having a uPVC double glazed window to the front elevation, television point, telephone point, under stairs storage cupboard and radiator.

Kitchen: 11' 0" x 8' 3 (3.35m x 2.51m)

Having a uPVC double glazed window to the rear elevation, a range of wall, base and drawer units, roll edge laminate work tops, tiled splash backs, inset stainless steel sink and drainer with mixer tap over, integrated electric oven, inset gas hob, space and plumbing for washing machine/dishwasher, space for fridge freezer, radiator and tiled flooring.

Inner Hall:

Having a double glazed door to the rear elevation, access to a large store cupboard with a wall mounted combination boiler and tiled flooring.

Cloakroom:

Having a uPVC double glazed and obscured window to the side elevation, low level W.C and tiled flooring.

First Floor Landing:

Having a uPVC double glazed window to the side elevation and access to the loft space.

Bedroom One: 12' 0" x 10' 1 (3.65m x 3.07m)

Having a uPVC double glazed window to the front elevation and a radiator.

Bedroom Two: 9' 3" x 9' 1 (2.82m x 2.77m)

Having a uPVC double glazed window to the rear elevation and a radiator.

Bedroom Three: 7' 2" x 6' 8 (2.18m x 2.03m) Min excluding door recess

Having a uPVC double glazed window to the front elevation and a radiator.

Bathroom:

Having a uPVC double glazed and obscured window to the front elevation, pedestal hand wash basin, low level W.C, panel sided bath, tiled splash backs and tiled flooring.

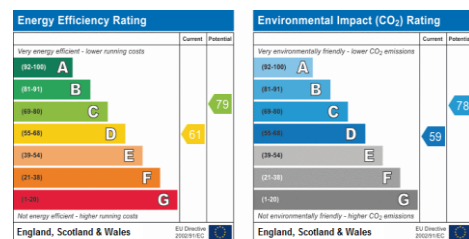
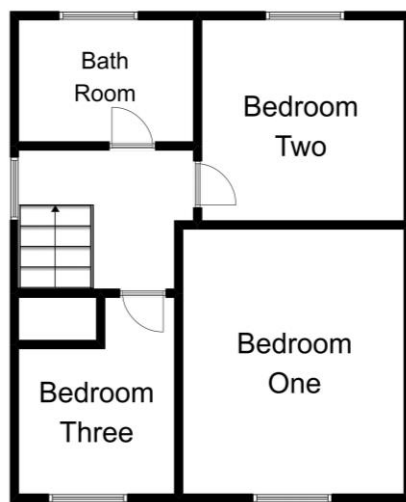
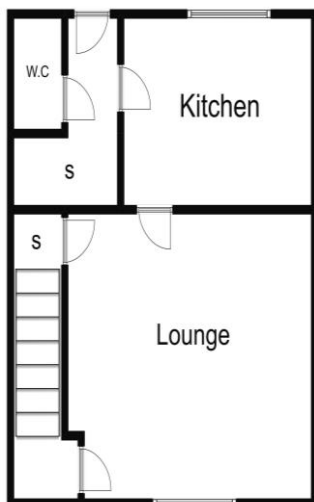
Outside:

To the front of the property is a double driveway providing off road parking whilst to the rear is a good sized garden with lawn and patio.



Directions:

From the offices of Hannells Estate Agents in Chellaston turn right onto High Street. At the traffic lights turn right and follow this road until reaching the Spider Island at Allenton. Turn right onto Harvey Road. Follow this road until reaching the traffic island at Alvaston. Go all the way around the island back onto Harvey Road. Ashby Street is a turning on the left where the property can be found on the left hand side clearly identified by our for sale board.



Get in touch! Tel: 01332 705505 Email: enquiries@hannells.co.uk

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property. They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

View this property

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

www.hannells.co.uk
enquiries@hannells.co.uk
 Registered number: 4865503